

**Regulation 18
Pre-Submission Draft
Shropshire Local Plan
2016 to 2038**

**Sustainability Appraisal and
Site Assessment**

Environmental Report

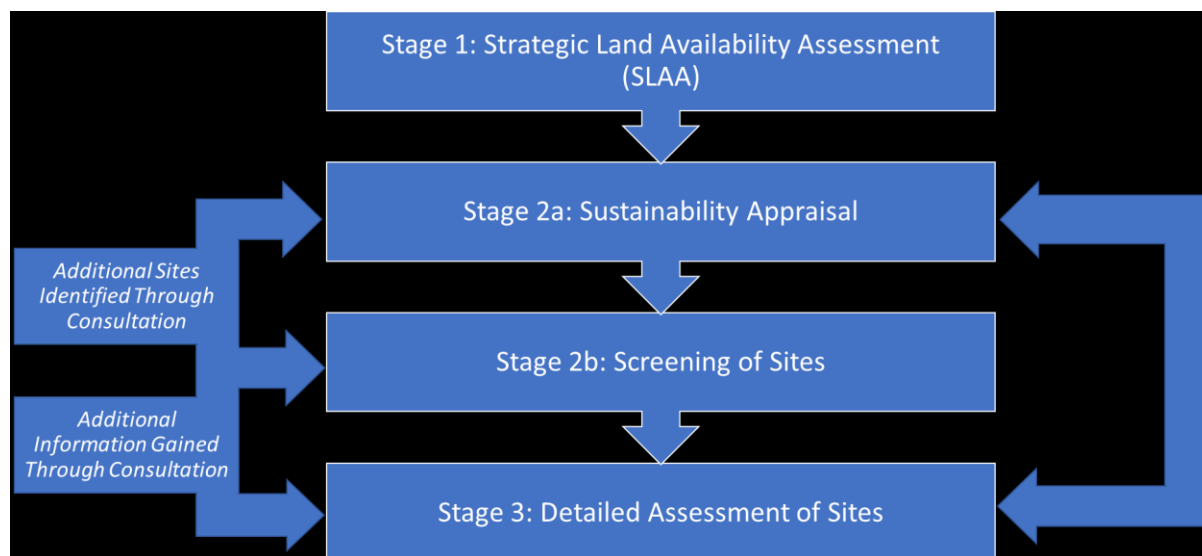
Summary

Sustainability Appraisal and Site Assessment Summary

Introduction

- 1.1 The Environmental Report explains the purpose of Sustainability Appraisal (SA) and shows how it fits in with the Strategic Environmental Assessment (SEA) process. The SEA process is similar to sustainability appraisal but has a narrower focus. It evaluates the effects that certain plans have on the environment whereas sustainability appraisal assesses the impact of plans on the environment, *plus* the economy and the community. SEA is required by a European Directive which has been translated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. The government encourages Local Authorities to combine SEA and SA into one process.
- 1.2 Carrying out a SA offers provides an opportunity to:
 - consider how a plan contributes to improvements in environmental, social and economic conditions
 - identify any significant adverse effects that a plan might have
 - amend proposals in a plan to avoid any significant adverse effects
 - propose mitigation measures to counter any remaining significant adverse effects
- 1.3 In this way, SA can help make sure that plan proposals are the most appropriate given the reasonable alternatives.
- 1.4 The Environmental Report summarises the sustainability appraisal process which was undertaken for the various stages of the Shropshire Local Plan. It gives the results of the appraisals at each Plan stage and shows how SA has influenced the preparation of policies and the allocation of sites for development. Shropshire Council carried out the SA in-house alongside the preparation of, and consultation on, the Local Plan documents.
- 1.5 The Report also includes the results of the other assessments that were carried out as part of the site allocation process. These comprise:
 - Stage 2b - Filter of sites
 - Stage 3 - Detailed assessment.
- 1.6 The SA of sites forms stage 2a in this process. Stage 1 of the process, the Strategic Land Availability Assessment (SLAA) can be found at [insert web link](#). In this way, all the information on how sites were chosen for housing or employment uses in the Plan is presented in one place. The flow chart below (Diagram 4.1) summarises the site assessment process.

Diagram 1.1: Relationship between the site assessment and site SA process



Site Assessment Process	
Stage 1: The Strategic Land Availability Assessment (SLAA)	Stage 1 consisted of a strategic screen and review of sites. Following the completion of the SLAA, further sites were promoted for consideration through the consultation and engagement process. Where possible these sites have been included within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process. Following the completion of the SLAA, further information was achieved through the consultation and engagement process. Where possible this information has been considered within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.
Stage 2a: Sustainability Appraisal	Stage 2a consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.
Stage 2b: Screening of Sites	Stage 2b consisted of a screening exercise informed by consideration of a site's availability; size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.
Stage 3: Detailed site review	Stage 3 consisted of a proportional and comprehensive assessment of sites informed by the Sustainability Appraisal and assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various technical studies, including a Landscape and Visual Sensitivity Study, Strategic Flood Risk Assessment and Green Belt Assessment/Review where appropriate; consideration of infrastructure requirements and opportunities; consideration of other strategic considerations; and professional judgement. This stage of assessment was an iterative process.

- 1.7 The process of developing a method for sustainability appraisal requires an understanding of the main social, environmental and economic characteristics of Shropshire. From these, the key issues that should be considered if new development is to take place can be determined. After this, the sustainability objectives (or questions used to assess the sustainability of the policies and the allocation of land for

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housing or employment uses) can be drawn up. They Key Issues and Sustainability Objectives (SO) are as follows:

The Key Sustainability Issues

- Protect birds, habitats, plants, animals, designated sites, trees, woodlands, forests and biodiversity
- Recognise the value of the natural environment
- Restore biodiversity
- Enhance access to the countryside
- Enhance the natural environment
- Promote sustainable modes of transport, particularly cycling and walking
- Combat poverty
- Reduce inequalities and improve safe access to services
- Provide a wide range of good quality housing to meet the diverse needs of the community
- Encourage a strong and diverse economy
- Reduce inequalities and the number of people living in fuel poverty
- Reduce all forms of pollution
- Use the natural environment to deliver mental and physical health benefits and encourage community participation in activities that promote wellbeing
- Increase physical activity levels
- Conserve and enhance soil resources
- Protect the best and most versatile land
- Reduce water pollution levels
- Reduce flood risk
- Reduce water consumption
- Protect and enhance water quality and the condition of water resources
- Conserve and enhance air quality
- Reduce air pollution levels
- Protect people and the natural environment from air pollution
- Reduce greenhouse gas and carbon emissions
- Reduce climate change
- Promote mitigation and adaptation to climate change
- Reduce energy consumption, promote energy efficiency and increase the amount of energy from renewable sources
- Protect and conserve natural resources
- Promote better management and efficient and sustainable use of natural resources
- Reduce both the amount of waste generated and the amount sent to landfill
- Increase the re-use and recycling of materials
- Protect designated and non-designated heritage assets
- Conserve and enhance the historic environment
- Conserve and enhance landscape character
- Promote the conservation and enhancement of AONBs and other designated landscapes
- Promote landscape management

Sustainability Objectives

- SO1** Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats
- SO2** Encourage a strong and sustainable economy throughout Shropshire
- SO3** Provide a sufficient amount of good quality housing which meets the needs of all sections of society.
- SO4** Promote access to services for all sections of society

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- SO5** Encourage the use of sustainable means of transport
- SO6** Reduce the need of people to travel by car
- SO7** Support active and healthy communities.
- SO8** Protect and improve soil quality
- SO9** Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.
- SO10** Reduce flood risk and improve flood management
- SO11** Conserve and enhance Shropshire's air quality and reduce the risk of air pollution
- SO12** Reduce carbon dioxide emissions
- SO13** Promote adaptation and mitigation to climate change
- SO14** Promote efficient use of natural resources
- SO15** Conserve and enhance features and areas of heritage value and their setting
- SO16** Conserve and enhance landscape character and local distinctiveness

Stages of the Local Plan preparation process

1.8 The Local Plan has been prepared in several stages:

- **Issues and Options:** options for the number of houses, amount of employment land and how both should be distributed in the Shropshire.
- **Preferred Options Scale and Distribution of Development:** proposed number of houses and amount of employment land in the county and the settlements where this could be allocated, plus an outline of how development could take place in the rural area (Community Hubs and Clusters)
- **Preferred Sites:** proposed sites for housing and employment uses
- **Strategic Sites:** consideration of larger (more than 25ha) sites which could be allocated for housing and/or employment.
- **Pre-Submission Draft Local Plan:** development management policies and allocated sites for housing and employment, including strategic sites/settlements

1.9 The Sustainability Objectives have been used to assess all documents published as part of the preparation of the Local Plan.

How the SA influenced the consideration of alternative policy options

1.10 Table 1.1 below shows the evolution of the policies through the stages of the Plan and the significant positive and negative effects on the Sustainability Objectives.

Table 1.1 How significant effects identified by the SA have influenced Local Plan policies

Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
Housing Requirement Option 1: Moderate Growth	None	None	Housing Requirement	SO3 SO4	None	SP2.Strategic Approach	SO2 SO3	None
Housing Requirement Option 2: Significant Growth	None	None						
Housing Requirement Option 3: High Growth	SO3 SO4	None						
Strategic Distribution Option A: Current Policy - Rural Rebalance	None	None	Preferred Distribution of Development	SO2 SO3 SO4 cont.... cont..	None			

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
Strategic Distribution Option B: Urban Focus	SO1 SO2 SO7 SO8 SO9 SO12 SO16	None		SO5 SO6 SO7 SO8 SO9		SP2.Strategic Approach	SO2 SO3	None
Strategic Distribution Option C: Balanced Growth	None	None						
Economic Growth Option 1: Significant Growth	None	None	Preferred Employment Land Requirement	SO2 SO4	None	SP11.Delivering Sustainable Economic Growth and Enterprise	SO2	None
Economic Growth Option 2: High Growth	SO2	None						
Economic Growth Option 3: Productivity Growth	None	None						
			Rural Settlements: Community Hubs and Community Clusters.	SO3 SO4	None	See SP2		

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
			Managing Development in Community Hubs	SO4 SO4	None	SP7.Managing Development in Community Hubs	SO3 SO4	
			Managing development in Community Clusters	None	None	SP8.Managing Development in Community Clusters	None	None
			Residential development in the wider countryside	None	None	SP9.Managing Development in the Countryside	SO2 SO4 SO15 SO16	None
			Non-Residential Development in the wider Countryside	None	None			
			Albrighton Settlement Strategy	SO3	None	See SP2		
			Bishops Castle Settlement Strategy	None	None			
			Bridgnorth Settlement Strategy	SO3	None			
			Broseley Settlement Strategy	SO3	None			
			Church Stretton Settlement Strategy	None	None			

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
			Cleobury Mortimer Settlement Strategy	None	None	See SP2		
			Craven Arms Settlement Strategy	None	None			
			Ellesmere Settlement Strategy	None	None			
			Highley Settlement Strategy	SO3	None			
			Ludlow Settlement Strategy	SO3	None			
			Market Drayton Settlement Strategy	None	None			
			Much Wenlock Settlement Strategy	SO3	None			
			Oswestry Settlement Strategy	None	None			
			Shifnal Settlement Strategy	SO3	None			
			Shrewsbury Settlement Strategy	SO3 SO4 SO5	None			

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
				SO6 SO7		See SP2		
			Wem Settlement Strategy	SO3	None			
			Whitchurch Settlement Strategy	SO3	None			
						SP1.The Shropshire Test	SO3 SO7 SO13	None
						SP3.Climate Change	SO5 SO6 SO13	None
						SP4. Sustainable Development	None	None
						SP5.High-Quality Design	None	None
						SP6.Managing Housing Development	SO3 SO14	None
						SP12.Whole Estate Plans	None	None
						SP13.Strategic Planning for Minerals	SO14	None
						SP14.Waste Management Infrastructure	SO14	None
						DP1.Residential Mix	SO3	None

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
						DP2.Self-Build and Custom-Build Housing	SO3	None
						DP3.Affordable Housing provision	SO3	None
						DP4.Affordable Exception Sites	SO3	None
						DP5.Entry Level Exception Sites	SO3	None
						DP6. Single Plot Exception Sites	SO3	None
						DP7.Cross-Subsidy Exception Sites	SO3	None
						DP8.Gypsy and Traveller Accommodation	SO3	None
						DP9.Strategic Corridors	SO2 SO3	None
						DP10.Managing and Supporting Town Centres	SO2 SO4 SO5	None
						DP11.Tourism, Culture and Leisure	SO2 SO4	None
						DP12. Minimising Carbon Emissions	SO12	None
						DP13. The Natural Environment	SO1 SO13	None

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
						DP14. Development in the River Clun Catchment	SO9	None
						DP15. Green Infrastructure	SO1 SO7 SO13	None
						DP16. Open Space	SO4 SO7	None
						DP17. Landscaping of New Development	None	None
						DP18. Landscape and Visual Amenity	SO16	None
						DP19. Pollution and Public Amenity	SO8 SO11 SO14	None
						DP20. Water Resources and Water Quality	SO9	None
						DP21. Water Efficiency	SO12 SO14	None
						DP22. Flood Risk	SO10 SO13	None
						DP23. Sustainable Drainage Systems	SO9 SO10	None
						DP24. Conserving and Enhancing the Historic Environment	SO15	None

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
						DP25. Green Belt and Safeguarded Land	SO16	None
						DP26. Shropshire Hills Area of Outstanding Natural Beauty	SO16	None
						DP27. Infrastructure Provision	None	None
						DP28. Broadband and Mobile Communications Infrastructure	SO4 SO6	None
						DP29. Communications and Transport	SO4 SO5 SO6	None
						DP30. Health and Wellbeing	SO3 SO4 SO7	None
						DP31. Mineral Safeguarding	None	None
						DP32. Sites for Sand and Gravel Working	None	None
						DP33. Managing Development and Operation of Mineral Sites	None	None
						DP34. Waste Management Facilities	SO14	None

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Issues and Options	Significant Positive effects	Significant Negative effects	Preferred Scale and Distribution of Development	Significant Positive effects	Significant Negative effects	Pre- Submission Draft Local Plan	Significant Positive effects	Significant Negative effects
						DP35. Landfill and Landraising Sites	None	None

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How the SA influenced the consideration of alternative sites.

1.11 Tables 1.2, 1.3, 1.4 and 1.5 below show which sites were considered for allocation during the Local Plan preparation process and the outcome of the site Sustainability Appraisal process. Sites shown in bold and highlighted in grey are those that performed poorly in the Sustainability Appraisal.

Table 1.2 How significant effects identified by the SA have influenced housing site allocations

Housing Site	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
ALB017	Fair	ALB017 & ALB021	Fair
ALB021	Poor		
ALV006	Good	ALV006 & ALV007	Good
ALV007	Good		
ALV009	Good	ALV009	Good
BAY039	Fair	BAY039	Fair
BAY050	Not assessed	BAY050	Good
BIS028	Fair	Not carried forward	
BIT022	Good	BIT022	Good
BKL008a	-12 (range -17 to -5)	BKL008a	Fair
BNP024	Good	BNP024	Good
BNP035	Fair	Not carried forward	
BOM019	Good	BOM019	Good
BOM020	Good	BOM020	Good
BRD030	Not included at this stage	BRD030	Poor
BRO012	Fair	Not carried forward	
BRO024	Fair	Not carried forward	
BRO040	Good	Not carried forward	
BRO041	Good	Not carried forward	
BUR004	Not included at this stage	BUR004	Good
CES005	-3 (range -8 to 0)	CES005	-2 Range is 0 to -7
CES006	-1 (range -8 to 0)	CES006	-1 Range is 0 to -7
CHK002	-4 (range -8 to -4)	CHK002	-5 Range is -5 to -9
CHR001	-6 (range -6 to -5)	CHR001	-5 Range is -4 to -5
CHR002	-5 (range -6 to -5)	CHR002	-4 Range is -4 to -5
CLU005	Not assessed	CLU005	-6 Range is -5 to -11
CLV010	Fair	Not carried forward	
CLV012	Not included at this stage	CLV012	Good
CLV018	Not included at this stage	CLV018	Fair
CSH004	-8 (range -8 to -4)	Not carried forward	
CST020	Poor	Not carried forward	

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Housing Site	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
CST021	Fair	CST021	Fair
DNP009	-3 (range -10 to 0)	DNP009	Fair
ELL005	Fair	ELL005, ELL008 & ELL033	Good
ELL008	Fair		
FRD011	-5 (range -15 to -5)	FRD011	Good
GWR009	-2 (range -9 to -2)	GWR009	Fair
GWR023	-8 (range -9 to -2)	Not carried forward	
HDL006	-2 (range -11 to 0)	HDL006	Good
HHH001	-9 (range -13 to -7)	HHH001 & HHH014	Fair
HHH014	Not assessed		
HKW009	-4 (range -12 to -2)	HKW009	Fair
HNN016	Good	HNN016	Fair
KCK009	-8 (range -12 to -4)	KCK009	-7 Range is -3 to -11
LUD056	Not assessed	LUD056	Good
LUD057	Not assessed	LUD057	Good
LYH007	-8 (range -8 to -3)	LYH007	-5 Range is -4 to -6
MDR006	Fair	MDR006	Fair
MDR012	Fair	MDR012	Fair
MDR034	Fair	MDR034	Fair
MDR039	Poor	MDR039 & MDR043	Poor
MDR043	Poor		
MIN018	-9 (range -12 to -4)	MIN018	Poor
MUW012	Fair	MUW012 VAR	Fair
OSW017	Fair	OSW017	Fair
P54	Poor	Not carried forward	
P56	Fair	Not carried forward	
P58a	Fair	Not carried forward	
PKH002	Fair	PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Fair
PKH007	Fair	Not carried forward	
PKH031	Not assessed	Part of larger site (see above)	
PON008	Poor	PON008, PON017 & PON030	Poor
PON017	Poor		
PON030	Poor		
PPW025	Good	PPW025	Fair
PYC021	Fair	PYC021	Fair
RUY019	Good	RUY019	Good
SHA019	-3 (range -11 to -1)	SHA019	Good

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Housing Site	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
SHF013	Not included at this stage	SHF013	Good
SHF015 & SHF029	Not included at this stage	SHF015 & SHF029	Poor
SHF022	Fair	SHF022 & SHF023 (part)	Poor
SHF023	Fair		
SHF032	Good	Not carried forward	
SHR054a	Not included at this stage	SHR054a	Fair
SHR057	Fair	SHR057 & SHR177	Fair
SHR060	Good	SHR060, SHR158 & SHR161	Fair
SHR145	Fair	SHR145	Fair
SHR158	Poor	Part of larger site (see above)	
SHR161	Fair	Part of larger site (see above)	
SHR177	Good	Part of larger site (see above)	
SHR173	Not included at this stage	SHR173	Fair
SHR216	Poor	Not carried forward	
SMH031	Fair	SMH031	Fair
SMH038	Fair	SMH038	Fair
STC002	Fair	Not carried forward	
STC004	Fair	Not carried forward	
STC005	Fair	Not carried forward	
STC006	Fair	Not carried forward	
WBR007	-8 (range -10 to -2)	WBR007 & WBR008	Poor
WBR008	-8 (range -10 to -2)		
WBR010	Not included at this stage	WBR010	Good
WEF025	Fair	WEF025	Good
WEM010	Good	WEM010	Good
WEM025	Fair	WEM025	Fair
WEM033	Poor	WEM033	Poor
WHN024	Good	WHN024	Fair
WHT014	Fair	WHT014	Fair
WHT037	Fair	WHT037 & WHT044	Fair
WHT042	Fair	WHT042	Fair
WHT044	Fair	Part of larger site (see above)	
WRP001	-6 (range -10 to -6)	Not carried forward	
WRP006	Not included at this stage	WRP006	Fair
WRP017	-8 (range -10 to -6)	WRP017	Fair

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Table 1.3: How significant effects identified by the SA have influenced employment site allocations

Employment Site	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
BRD030	Not included at this stage	BRD030	Fair
LUD052	Poor	LUD052	Poor
P54	Poor	Not carried forward	
P56	Poor	Not carried forward	
P58a	Fair	P58a	Fair
PKH002	Fair	Not carried forward	
PKH007	Fair	Not carried forward	
PKH031	Not assessed	Not carried forward	
SHF018b	Fair	SHF018b & SHF018d	Fair
SHF018d	Not assessed	Part of larger site (see above)	
SHR060	Good	Not carried forward	
SHR158	Fair	Not carried forward	
SHR161	Fair	Not carried forward	
SHR166	Fair	SHR166	Poor
SHR197 VAR	Not included at this stage	SHR197 VAR	Fair
STC002	Fair	STC002	Fair
STC004	Fair	Not carried forward	
STC005	Fair	Not carried forward	
STC006	Fair	Not carried forward	

Table 1.4 How significant effects identified by the SA have influenced strategic housing site allocations

Strategic Site (Housing)	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
BNT002 (Tern Hill Barracks)	Fair	BNT002	Fair
IRN001 (former Ironbridge power station)	Poor	IRN001	Poor
P26 amended (Junction 3 of the M54)	Poor	Not carried forward	
P28 & parts of P30 & P40 (RAF Cosford)	Fair	P28 and parts of CFD001, P30 and P40	Fair

Table 1.5 How significant effects identified by the SA have influenced strategic employment site allocations

Strategic Site (Employment)	Preferred Site SA Rating	Pre-Submission Draft Local Plan SA Rating	
BNT002 (Tern Hill Barracks)	Fair	BNT002 (Tern Hill Barracks)	Fair
IRN001 (former Ironbridge power station)	Poor	IRN001 (former Ironbridge power station)	Poor

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P26 amended (Junction 3 of the M54)	Poor	Not carried forward	
P28 & parts of P30 & P40 (RAF Cosford)	Fair	P28 & parts of P30 & P40* (RAF Cosford)	Fair

What the sustainability appraisal process has contributed

- 1.12 The sustainability appraisal process has been integral to the preparation of the Local Plan. It has evaluated the likely significant environmental, economic and social impacts of the policies and the site allocations throughout each stage of the development of the Plan:
- 1.13 The Issues and Options Local Plan document was subject to SA as it was prepared, and the results were used in the development of the options. The SA for the Issues and Options document was available for public inspection at the same time as the Issues and Options document itself. There were four consultation responses about the Sustainability Appraisal. No changes were made to the SA. A summary of all the representations made on the Local Plan consultation document, including those on the SA is available on Shropshire Council's website
- 1.14 The Preferred Scale and Distribution of Development plan document was subject to SA as it was prepared, and the results presented in a SA Report. This was available for public inspection at the same time as the Issues and Options document itself. There was one consultation response about the Sustainability Appraisal Report, but no changes were made to the SA. A summary of all the representations made on the LPR Preferred Scale and Distribution of Development document, including those on the SA, is available on the Council's website.
- 1.15 SA was carried out on the Preferred Sites plan document and the Strategic Sites Plan documents as they were prepared. The SA for each document was available for public inspection at the same time as the documents themselves. Comments made on these reports were used to amend the SA for the Pre-Submission Draft Local Plan so that it included a criterion on the distance of a site to a bus stop or train station with a regular peak hour service. A summary of all the representations made on the LPR Preferred Scale and Distribution of Development document, including those on the SA, is available on the Council's website.
- 1.16 The effects of the Local Plan will be monitored using the indicators set out in the Sustainability Appraisal Scoping Report. These will be published in the Authority Monitoring Report (AMR).

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